



PATIO COVER AND CARPORT HANDOUT

Updated February 25, 2013

RESIDENTIAL PLAN REVIEW IS 5 TO 10 BUSINESS DAYS

Plan Review Requirements:

{Homeowners doing a conventional wood framed project may submit hand drawn plans per details below}

Three (3) complete sets of plans are required. These sets are to include the following:

- A copy of the surveyed plot plan showing all current improvements.
- A description of the material to be used. Wood, metal or other.
- A designated location for the proposed structure, along with the actual length, width and height dimensions.
- An exterior elevation detail showing the proposed view of the structure.
- A foundation or concrete detail of the proposed slab, pier or pavement.
- A framing detail or copy of the manufactures specifications showing size and span of joists and other structural members.

Please note the following:

All submittals by Homeowner for their Contractor of Choice or by Individual Contractor of Record hired to install or construct patio cover, carport, sunroom or similar addition:

- ***Must be produced by "Design Professional".***
- ***All "NON-wood" construction must be submitted with "STAMP AND SEALED" by an Engineer or Architect of choice stating compliance with current adopted Building Codes.***
 - Drawings must cover full scope of project.
 - Must be to scale, fully dimensioned and legible.
 - The structure shall not be erected into any required front, side or rear yard setbacks.
 - The structures additional square footage shall not exceed the maximum lot coverage restrictions.
 - The structure shall not encroach designated building line(s) for the lot.
 - The structure shall not be anchored to the main buildings veneer. Veneer is the non-structural facing of the brick, concrete, stone, tile, plastic or similar material attached to the backing for the purpose of ornamentation, protection or insulation.
 - This is not an all inclusive list of items that will be checked at the time of the review.
 - Fees are based on the value of the construction, with \$50.00 being the minimum.

Inspection Requirements:

It is the responsibility of the permit applicant to request and schedule the following inspections:

- Flatwork Inspection
- Foundation or Pier inspection
- Electrical inspection (A separate permit must be pulled for electrical by a licensed electrician)
- Building Final inspection
- Other inspection types may be required dependent upon design.

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